

BLOOMFIELD TOWN COUNCIL

Monday, May 12, 2014

Council Chambers – 7:30 p.m.

Sydney T. Schulman, Mayor
Joan Gamble, Deputy Mayor
Patrick A. DeLorenzo Wayne Hypolite
Joseph P. Merritt Joel J. Neuwirth
E. Leon Rivers Derrick A. Seldon
Joseph Washington

- I. Pledge of Allegiance
- II. Roll Call
- III. Announcements and Presentations
 - A. Introduction of Police Explorers, Chief Paul Hammick
 - B. Presentation by the Bloomfield Town Council
- IV. Citizens' Statements and Petitions
- V. Report from Council Subcommittees
 - A. Community Services – Councilor Derrick Seldon
 - B. Administration & Education – Councilor Leon Rivers
 - C. Golf – Councilor Leon Rivers
 - D. Public Safety – Councilor Joe Washington
 - E. Committee on Committees – Councilor Joe Washington
 - F. Finance – Councilor Wayne Hypolite
 - G. Land Use & Economic Development – Deputy Mayor Joan Gamble
- VI. Council Business
 - New Business:
 - 13/14-83: Consider and Take Action Regarding Town-owned Lot 7729
- VII. Report from Mayor and Town Manager
- VIII. Approval of Minutes
 - A. May 5, 2014 – Special Meeting
 - B. April 28, 2014 – Town Council
- IX. Council Comments
- X. Adjournment

TO: Town Councilors
FROM: Philip K. Schenck, Jr., Town Manager
DATE: May 9, 2014
RE: FY 13/14-84 – TOWN-OWNED LOT 7729

Please review the attached memorandum dated May 8th from Town Planner Thom Hooper regarding town-owned property located at the corner of Coventry Street and East Morningside Street. This parcel is surplus Town property which Habitat for Humanity is interested in acquiring.

Should Council wish to move forward, the following motion would be in order:

Move to refer this matter to the Town Plan and Zoning Commission for their review and recommendation, pursuant to Section 8-24 CGS.

Memorandum

To: Philip Schenck Jr., Town Manager
From: Thomas Hooper, Director of Planning
Date: 5/8/14
Re: Release of Town Property for Habitat for Humanity Construction

Over this past winter, I have worked with Habitat for Humanity and the Land Use and Economic Development Subcommittee to identify possible surplus Town properties that could be turned over for the construction of new homes. Earlier in the year I met with Joan's subcommittee to review the site I had come up with. Unfortunately, of the over 100 town-owned sites, I could come up with only a handful of suitable locations. The Subcommittee agreed with the possible sites I had identified and asked that I move the process along.

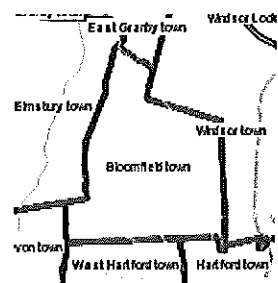
Very recently, you and I sat with representatives of Habitat to go over the three sites I thought they could use. After reviewing the locations with their team, I was contacted by Habitat and informed that they would like to move forward with the vacant lot on the corner of Coventry Street and East Morningside Avenue.

To move the transfer along, it will now be necessary for the Town Council to agree in concept to transfer the property to Habitat and if they do, refer the matter to the Town Plan and Zoning Commission for a recommendation pursuant to Section 8-24 CGS. The Town has worked in the past with Habitat to provide them with excess lots that could be transformed into housing units for deserving families. I don't believe we have ever charged Habitat for the properties and I believe it was the consensus of the Subcommittee to continue with that policy.

I am attaching a plan of the property for inclusion with this request to the Town Council and am available to discuss the matter with them. Should the Council agree to move this matter forward and once the TPZ provides a recommendation on the transfer, it will be necessary for the Council to conduct a public hearing on the matter. I would then work with Sharron to schedule the hearing and post the sign as we have done with recent property transfers.



Town of Bloomfield			
Parcel: 7729 Acres: 0.240014			
Name:	BLOOMFIELD TOWN OF	Land Value	45000
Site:	EAST MORNINGSIDE AVE	Building Value	0
Sale:	0 on 0000-00-00 Reason=U Qual=34	Misc Value	0
Mail:	800 BLOOMFIELD AVE. BLOOMFIELD, CT 06002	Just Value	45000
		Assessed Value	0
		Exempt Value	0
		Taxable Value	0



Town of Bloomfield makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the 2011 tax year. Property Tax Maps are for assessment purposes only. Neither the town nor its employees assume responsibility for errors or omissions. ---THIS IS NOT A SURVEY---

Date printed: 05/08/14 : 09:25:38

DRAFT

BLOOMFIELD TOWN COUNCIL

SPECIAL MEETING

There was a special meeting of the Bloomfield Town Council held on Monday, May 5, 2014 at the Bloomfield High School Auditorium, 5 Huckleberry Lane, Bloomfield, CT for the purpose of adopting the Town of Bloomfield budget FY 2014/2015 and to set the mill rate for the fiscal year 2014/2015.

Present were: Mayor Sydney Schulman, Deputy Mayor Joan Gamble , Councilors Wayne Hypolite, Leon Rivers, Joseph Merritt, Joseph Washington, Joel Neuwirth, and Patrick DeLorenzo.

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, William Hogan, Director of Finance, Marc Needelman, Town Attorney (Parliamentarian) and India M. Rodgers, Clerk of Council

Absent was: Councilor Derrick Seldon

The meeting was called to order at 7:27 p.m.

Adopting the Town of Bloomfield FY 2014/2015 Budget

It was moved by Councilor Gamble, seconded by Councilor DeLorenzo to adopt the 2014/2015 Annual Budget as it reads:

BE IT RESOLVED THAT the FY 2014/2015 General Fund Budget dated May 5, 2014 as itemized by department, board, committee, commission or other purpose and providing for total expenditures in the amount of \$81,984,969 with \$38,555,104 for the Board of Education, \$6,022,710 debt retirement and \$37,407,155 for other departments, boards, committees, commissions, and other purposes of the Town of Bloomfield, be and hereby is adopted, pursuant to Section 904 of the Town Charter.

BE IT FURTHER RESOLVED THAT the FY 2014/2015 tax levy of the Town of Bloomfield shall be established in the amount of \$70,343,011 and the tax rate upon the grand list of October 1, 2013 shall be at \$34.84 per \$1,000 of taxable value.

BE IT FURTHER RESOLVED THAT the Capital Improvement Program 2014/2015 through 2018/2019 be and hereby is adopted pursuant to Section 903 and 904 of the Town Charter.

VOTE: **AYE:** S. Schulman, W. Hypolite, L. Rivers, J. Gamble, J. Neuwirth, J. Merritt, P. DeLorenzo, J. Washington
 NAY: None
 ABSTAIN: None

The motion carries.

ADJOURNMENT

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble and voted unanimously to adjourn the meeting at 7:30 p.m.

DRAFT

BLOOMFIELD TOWN COUNCIL

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, April 28, 2014 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Sydney Schulman Deputy Mayor Joan Gamble, Councilors Wayne Hypolite, Derrick Seldon, Joseph Washington, Patrick DeLorenzo, Joel Neuwirth, Joseph Merritt and Leon Rivers

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager, Attorney Marc Needelman and India M. Rodgers, Clerk of Council.

PLEDGE OF ALLEGIANCE

The meeting was started with the pledge of allegiance to the flag.

ANNOUCEMENTS & PRESENTATIONS

Presentation by Capitol Workforce Partners – Mr. Tom Phillips

Mr. Tom Phillips, President & CEO of Capitol Workforce Partners presented a brief overview of the organization as well as an update on programming available for individuals who are unemployed.

Presentation by Solarize Bloomfield

Mrs. Marie MacDonald, Chair of the Conservation, Energy and Environment Committee and Mr. David Mann, member of the CEEC and Mr. Eric Wilson, RGS Energy presented information regarding Bloomfield's initiative to participate in a residential solar panel program. Solarize Bloomfield is a twenty week project sponsored by CEFIA and Smart Power.

The CEEC would thanked Philip K. Schenck, Jr., Town Manager and Mr. Benjamin Whittaker for their continued support since this program began.

The first major launch of this program will be on May 7, 2014 at the Bloomfield Senior Center. Mr. Eric Wilson of RGS Energy has been chosen to install all solar panels for this program. This company has been in Connecticut over a decade and has installed over 1,000 units in Connecticut. The pricing for installation varies and is categorized in tiers. The more homeowners that participate in the program, discounts are given to residents. There are several key benefits that vary in most homeowners such as; saving money for energy efficiency, affordable installation, rebates and tax credits available. Homeowners could potentially have a 12% return on investment within 8-10 years.

Councilor Hypolite inquired about the average savings for the homeowners. It was noted that the average savings monthly is approximately 20%.

Mayor Schulman and Deputy Mayor Gamble inquired about roof installation and the quality. It was noted that the RGS would confirm stability of the roof in their structural review process.

Councilor Rivers has always been a major component of solar energy. He currently has solar panels to generate hot water for the home. Councilor Rivers also stated that solar energy installation is the most efficient.

CITIZENS STATEMENT & PETITIONS

There were no citizens' statements or petitions.

REPORT FROM COUNCIL SUBCOMMITTEES

Community Services – Councilor Seldon gave a brief update of upcoming community events during the month of May. The following events were listed:

- On May 10, 2014 the United States Postal Service in conjunction with Bloomfield Social & Youth Services will host the Annual Food Drive at the Alvin and Beatrice Wood Human Services Center.
- On May 26, 2014, the Memorial Day Celebration will be held in the center of town.

Golf – Councilor Rivers reported that the golf course officially opened for the season on April 4th. There is currently \$106,000 in the operating account and \$45,000 in Golf Shop inventory. Pass holders sales have increased over prior year. The course received the new range picker and tractor. The committee also discussed the possibility of hiring more staff. In addition, the Tap Inn Restaurant completed minor renovations and the entire building has a security system. The next scheduled event in the restaurant is the Wine & Tequila Dinner at \$45.00 per person.

Finance – Councilor Hypolite stated that the committee met on April 21, 2014 to discuss the detailed audit report from Blum & Shapiro. The overall fund balance is at a healthy level at 18.5%. There was also some brief discussion regarding pension and employee health benefits for retirees.

Public Safety – Councilor Washington presented a detailed report of the last subcommittee held on April 7, 2014.

Committee on Committees – The committee met last on April 24, 2014. The report will be deferred for discussion under Council Business.

Land Use & Economic Development – The next meeting scheduled for this subcommittee will be held on Tuesday, May 20, 2014 at 7:00 p.m. The committee will begin discussions regarding the Blue Hills Avenue town line area improvements.

ADDITION TO THE AGENDA

It was moved by Councilor Neuwirth, seconded by Deputy Mayor Gamble and voted unanimously to add: Executive Session B. – Consider and Take Action regarding possible settlement on Tax Appeal.

It was moved by Deputy Mayor Gamble, seconded by Councilor Rivers and voted unanimously to add: Item FY 13/14-82: Consider and Take Action Regarding Possible Settlement on Tax Appeal.

COUNCIL BUSINESS

FY 13/14-74: Consider and Take Action Regarding Adoption of Resolution (Housing Rehabilitation Program)

It was moved by Councilor Hypolite, seconded by Deputy Mayor Gamble and voted unanimously to adopt the following resolution:

RESOLUTION

WHEREAS, the Town of Bloomfield has received funds under the Connecticut Small Cities Community Development Block Grant (CDBG) Program, administered by the State of Connecticut, Department of Economic and Community Development, pursuant to Title I of the Housing and Community Development Act of 1974 as amended; and

WHEREAS, the Town of Bloomfield has expended those funds pursuant to Title I of the Housing and Community Development Act of 1974, the Code of Federal Regulations, and the Assistance Agreement, and,

WHEREAS, those funds received by the Town of Bloomfield have generated Program Income:

NOW, THEREFORE, BE IT RESOLVED BY THE, Bloomfield Town Council:

- 1. That it is cognizant of the conditions for the use of Program Income as prescribed by Title 24, Part 570, Section 489(e) and (f) of the Code of Federal Regulations.*
- 2. That it realizes Program Income is governed by Title I of the Housing and Community Development Act of 1974.*
- 3. That it may use Program Income only for the following activities:*
 - a. The activity that generated the program income if the activity continues to meet the requirements of Title I of the Housing and Community Development Act of 1974.*
 - b. Any additional activity that meets the requirements of Title I of the Housing and Community Development Act if the Town receives DECD's written approval to fund it with Program Income.*

1. *That it may use Program Income to fund Administrative and Program soft costs within the following limits:*

<i>Administrative Costs</i>	<i>16%</i>
-----------------------------	------------

<i>Total Administrative and Program Soft Costs (Housing Rehabilitation Activities Only)</i>	<i>25%</i>
---	------------

<i>Total Administrative and Program Soft Costs (All Activities Except for Housing Rehabilitation)</i>	<i>21%</i>
---	------------

2. *That it is hereby amending the Program Income Plan(s) that was adopted for the original activity that generated the Program Income to permit the funding of additional activities from that Program Income.*

Mr. Philip K. Schenck, Jr., Town Manager gave a brief overview of the program. He also stated that there was an allotment of \$432,000 to complete 16 projects. There is currently a waiting list of approximately 12 homeowners awaiting response regarding additional grant funding. Mr. Schenck, Jr. contacted Habitat for Humanity regarding assistance with smaller projects, i.e. minor bathroom renovations. The town will continue to file for funding in the subsequent year.

FY 13/14-75: Consider and Take Action Regarding Adoption of Resolution (Blum Shapiro)

It was moved by Deputy Mayor Gamble, seconded by Councilor Seldon and voted unanimously to adopt the following resolution:

RESOLUTION

WHEREAS, the Town issued a Request for Proposals #1024 on March 30, 2011 for Town auditing services and pursuant to the RFP, the Town's Audit committee selected the firm of Blum Shapiro for a three year period and

WHEREAS, Blum Shapiro has successfully completed the audit program of the Town for the past three years and RFP #1024 provided a one year extension for audit services, now therefore be it

RESOLVED, That the Bloomfield Town Council appoint Blum Shapiro for an additional one year term which includes the audit period ending June 30, 2014.

FY 13/14-76: Consider and Take Action Regarding Appointment to the Youth Adult Council

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to appoint Sgt. Jose Martinez to the Youth Adult Council with term ending November 2015.

FY 13/14-77: Consider and Take Action Regarding Appointment to the Commission on Aging

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to appoint Barbara Barenz to the Commission on Aging with term ending November 2017.

FY 13/14-78: Consider and Take Action Regarding Appointment to the Ethics Commission

It was moved by Councilor Neuwirth, seconded by Deputy Mayor Gamble and voted unanimously to appoint the following persons to the Ethics Commission with term ending November 2018:

- Philomena M. DeLeon (R)
- Rochelle Jones (D)
- Troy P. Mitchell (D)
- Steven R. DiBattisto (U)
- Paul H. Lichtenberger (U)
- Charles Francis Politis II (R)

Alternates: Vacancy (R)
Vacancy (D)

FY 13/14-79: Consider and Take Action Regarding Appointment to the Fair Rent Commission

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to appoint the following persons to the Fair Rent Commission with term ending April 28, 2015:

- Joy Chance
- Abraham Ford
- Gus Walek
- Barbara Thornton
- 1 Vacancy

FY 13/14-80: Consider and Take Action Regarding Appointment to the Greater Hartford Flood Commission

It was moved by Councilor Washington, seconded by Councilor Neuwirth and voted unanimously to appoint Mr. Barry Berson to the Greater Hartford Flood Commission.

FY 13/14-81: Consider and Take Action Regarding Adoption of Resolution (Master Municipal Agreement for Construction Projects with Connecticut Department of Transportation)

It was moved by Councilor Merritt, seconded by Councilor Neuwirth and voted unanimously to adopt the following resolution:

RESOLUTION

Authorization for execution of Master Municipal Agreement for Construction Projects with CTDOT:

WHEREAS, the Connecticut Department of Transportation (CTDOT) is the authorized entity responsible for distributing the state and federal government financial assistance with respect to certain municipal projects to construct improvements to locally maintained roadways, structures, and transportation enhancement facilities; and,

WHEREAS, The Town of Bloomfield from time to time participates in and receives such financial assistance for eligible projects; and,

WHEREAS, the CTDOT, in the interest of improving and streamlining the agreement process with municipalities as associated with projects that receive such financial assistance, has developed a Master Municipal Agreement for Construction Projects to be consistent across all municipalities within the state that sets forth the various duties, rights, and obligations of the subject municipality and the CTDOT with respect to such projects; and,

WHEREAS, this Master Municipal Agreement for Construction Projects will have a term of ten years and will cover both municipally advertised construction projects and projects advertised by the CTDOT on behalf of the municipality; and,

WHEREAS, execution of this Agreement is a prerequisite for the Town to participate in and receive such financial assistance;

Now, therefore, it is hereby resolved that:

The Town Council of the Town of Bloomfield authorizes the Town Manager, Philip K. Schenck, Jr.; to execute said Master Municipal Agreement for Construction Projects with the Connecticut Department of Transportation on behalf of the Town.

FY 13/14-82: Consider and Take Action regarding possible settlement on Tax Appeal

Please see the Executive Session for further information.

REPORT FROM MAYOR AND TOWN MANAGER

Mayor's Report

- On April 10, 2014, Mayor Schulman attended a meeting regarding status updates with the East Coast Greenway Committee.
- On April 12, 2014, Mayor Schulman and several other Council members attended the 1st Annual Fire Safety & Education Day sponsored by the Blue Hills Fire District.
- On April 22, 2014, Mayor Schulman attended the Volunteer Reception with Senior Services and Bloomfield high school students.
- On April 23, 2014, Bloomfield Social & Youth Services recognized volunteers for their commitment to youth and the Bloomfield Police Department.
- Mayor Schulman wished Mr. Howard Frydman, BATV Executive Director and Board of Education member a Happy Birthday on April 24, 2014.
- On April 25, 2014, the Wintonbury Historical Society Tag Sale was postponed until Saturday, May 3, 2014.
- On April 26, 2014, St. John's Full Gospel Deliverance Church celebrated their 50th Anniversary.
- On April 26, 2014, Rehoboth Church of God celebrated their Pastor Jonathan Ramsey's 1st Anniversary in leadership.
- On April 27, 2014, there was an Open House at the Mormon Meeting House – The Church of Jesus Christ and the Latter Day Saints.
- On May 1, 2014, there will be a National Day of Prayer. The town will have a small program honoring this day on the Town Green at 6:30 p.m.
- On May 1, 2014 at 7:00 p.m., the Bloomfield Rotary Club will host their annual Paul Harris Awards Dinner.
- On May 5, 2014 at 7:00 p.m., the Annual Town Meeting will be held at Bloomfield High School to review a presentation of the FY 2014/2015 Proposed Budget.
- On May 7, 2014 at 6:00 p.m., Solarize Bloomfield will officially be presented to the public at the Senior Center.

- On May 3, 2014, the Trinidad and Tobago Association will have Election of Officers and their Anniversary Ball.
- Also on May 3, 2014, the West Indian Social Club will celebrate their 64th Anniversary.
- On May 10, 2014 at 2:00 p.m., the Annual Dik Days Scholarship Luncheon will be held at UAW Headquarters, 111 South Road, Farmington, CT.
- Mayor Schulman sent best wishes to Mrs. Donna Davis and Mr. Dennis Hubbs, owners of Amity Travel Agency in town on the renewal of their marriage vows.

Mayor Schulman hoped everyone had wonderful celebrations for Easter and Passover.

Town Manager's Report

Mr. Philip Schenck, Jr., Town Manager reported the following updates:

- On May 3, 2014, the Wintonbury Historical Society will sponsored events for Earth Day.
- The Town Manager and the Mr. Thom Hooper, Director of Planning met with Habitat for Humanity to present and discuss several town owned vacant lots for potential development.
- Mr. Schenck, Jr. informed the public of position vacancies with the town.
- On April 22, 2014, there was a town meeting held with Governor Malloy in attendance at the Bloomfield Senior Center to discuss several issues facing residents of Connecticut.
- The Connecticut Conference of Municipalities (CCM) Prescription Drug Program issued their monthly report of receiving 248 claims from Bloomfield residents. Approximately, \$11,000 has been saved in prescription costs since June 2013.
- The Chamber of Commerce will host a Grub Crawl on May 31, 2014 on the town green.
- On May 15, 2014, Duncaster Retirement Community will host a reception celebrating their 30th Anniversary.
- On May 31, 2014, the Bloomfield Board of Education will have an Open House to tour all newly renovated schools.
- On May 26, 2014, the town will host their Annual Memorial Day Parade and activities. Mayor Schulman asked all Council members to be present and support this event.

APPROVAL OF MINUTES

It was moved by Deputy Mayor Gamble, seconded by Councilor Merritt and voted unanimously to approve the minutes of April 7, 2014 with noted corrections.

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble and voted unanimously to approve the budget meeting minutes of March 27, 2014.

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble to approve the budget meeting minutes of March 20, 2014.

VOTE: AYE: S. Schulman, W. Hypolite, J. Gamble, L. Rivers, J. Washington, D. Seldon, J. Neuwirth, J. Merritt
 NAY: None
 ABSTAIN: P. DeLorenzo

The motion passes.

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble to approve the budget meeting minutes of March 18, 2014.

VOTE: AYE: S. Schulman, W. Hypolite, J. Gamble, L. Rivers, J. Washington, J. Neuwirth, P. DeLorenzo
 NAY: None
 ABSTAIN: D. Seldon, J. Merritt

The motion passes.

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble to approve the budget meeting minutes of March 13, 2014.

VOTE: AYE: S. Schulman, P. DeLorenzo, J. Gamble, L. Rivers, J. Washington, D. Seldon, J. Neuwirth, J. Merritt
 NAY: None
 ABSTAIN: W. Hypolite

The motion passes.

It was moved by Councilor Merritt, seconded by Deputy Mayor Gamble to approve the budget meeting minutes of March 11, 2014.

VOTE: **AYE:** W. Hypolite, J. Gamble, L. Rivers, J. Washington, D. Seldon, J. Neuwirth, J. Merritt
 NAY: None
 ABSTAIN: S. Schulman, J. Neuwirth

The motion passes.

COUNCIL COMMENTS

Deputy Mayor Gamble congratulated Chief Robert Farmer of the Blue Hills Fire District for a wonderful event held educating the community on fire safety.

Deputy Mayor Gamble also attended a Holocaust event at the Connecticut State Capitol to hear a speech by Mr. Albert Lender on "Confronting the Holocaust".

Councilor Rivers mentioned the retirement of the late Jamar Johnson #52 football jersey at Papa John's Restaurant. Jamal was a Bloomfield High School football player who was tragically killed in a car accident this past winter.

EXECUTIVE SESSION

At 9:37 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Seldon and voted unanimously to enter into Executive Session B. – Consider and Take Action regarding possible settlement of Tax Appeal with the Town Council, Town Attorney, Town Manager, Assistant to the Town Manager and the Town Assessor.

At 9:47 p.m., it was moved by Councilor Washington, seconded by Councilor Seldon and voted unanimously to exit Executive Session B and enter into Regular Session - FY 13/14-82: Consider and Take Action Regarding Possible Settlement on Tax Appeal, authorizing the Town Attorney to Settle Tax Appeal with 2356 LLC in accordance with discussion in Executive Session.

At 9:48 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Merritt and voted unanimously to enter into Executive Session A. – Discussion Regarding Pending Claims and Litigation.

At 9:57 p.m., it was moved by Councilor Merritt, seconded by Councilor Neuwirth and voted unanimously to exit Executive Session A.

ADJOURNMENT

At 9:58 p.m., it was moved by Deputy Mayor Gamble, seconded by Councilor Neuwirth and voted unanimously to adjourn the meeting.